

A PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 70 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO

A PORTION OF THE WEST HALF OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 70 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO



EAST LINE OF THE SW 1/4,
NW 1/4 SEC 29
S00°06'54"W 1321.66'

THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 29 AS BEARING NORTH 89°47'43" EAST (ASSUMED) AND
MONUMENTED AS SHOWN.

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW 1/4 NW 1/4) OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTH 1/16 CORNER OF SECTIONS 29 AND 30 WHENCE
THE NORTH 1/16 CORNER OF SAID SECTION 29 BEARS NORTH 89°47'43"
EAST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL
DESCRIPTION; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF SAID SECTION 29 NORTH 89°47'43" EAST
1339.03 FEET TO THE NORTHWEST SIXTEENTH CORNER OF SAID SECTION 29;
THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 29 SOUTH 00°06'54" WEST 1321.66 FEET
TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 29; THENCE ALONG
THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 29 SOUTH 89°49'01" EAST 1331.53 FEET TO THE
WEST 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE WEST LINE
OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29
NORTH 00°12'37" WEST 1321.14 FEET TO THE SAID NORTH 1/16 CORNER
OF SECTIONS 29 AND 30 AND THE POINT OF BEGINNING, THE ABOVE
DESCRIBED PARCEL CONTAINS 40.506 ACRES MORE OR LESS.

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST 1/16 CORNER OF SAID SECTION 29 WHENCE THE NORTH 1/16 CORNER OF SAID SECTIONS 29 AND 30 BEARS SOUTH 89°47'43" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION; THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, 475.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°06'54" WEST 475.00 FEET; THENCE SOUTH 89°47'43" WEST 475.00 FEET; THENCE NORTH 00°06'54" EAST 475.00 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE ALONG SAID NORTH LINE NORTH 89°47'43" EAST 475.00 FEET TO THE POINT OF BEGINNING; THE ABOVE DESCRIBED PARCEL CONTAINS 5.180 ACRES MORE OR LESS.

A PARCEL OF LAND LOCATED IN THE WEST HALF OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF BOULDER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTH 1/16 CORNER OF SECTIONS 29 AND 30 WHENCE THE NORTH 1/16 CORNER OF SAID SECTION 29 BEARS NORTH 89°47'43" EAST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29 NORTH 89°47'43" EAST 864.03 FEET; THENCE SOUTH 0°06'54" WEST 475.00 FEET; THENCE SOUTH 89°47'43" WEST 475.00 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29; THENCE ALONG SAID EAST LINE SOUTH 0°06'54" WEST 846.66 FEET TO THE CENTER WEST 1/16 CORNER OF SAID SECTION 29; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 SOUTH 89°47'43" WEST 332.63 FEET TO THE CENTER 1/4 CORNER OF SAID SECTION 29; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29 NORTH 0°12'37" WEST 1321.14 FEET TO THE SAID NORTH 1/16 CORNER OF SECTIONS 29 AND 30 AND THE POINT OF BEGINNING, THE ABOVE DESCRIBED PARCEL CONTAINS 35.326 ACRES MORE OR LESS.



RECEPTION NO: _____

FILM NO. _____ DEPUTY _____

1. CITY OF BOULDER OPEN SPACE

1) COMMUNITY FACILITY LOT SPLIT TO CREATE 2 PARCELS:
PARCEL A: 5.180 ACRES MORE OR LESS—RESIDENTIAL LOT
PARCEL B: 35.326 ACRES MORE OR LESS—CITY OF BOULDER OPEN SPACE.

2) NO TITLE COMMITMENT WAS PROVIDED TO TETRA TECH BY THE CLIENT FOR THE PREPARATION OF THIS LAND SURVEY PLAT. NO FURTHER EASEMENT AND/OR RIGHT-OF-WAY RESEARCH, OTHER THAN THAT SHOWN ON THIS PLAT WAS REQUESTED BY THE CLIENT OR PERFORMED BY TETRA TECH FOR THIS SURVEY. EASEMENTS AND RIGHTS-OF-WAY, IF SHOWN, ARE TAKEN FROM EXISTING FINAL PLATS AND KNOWN RECORD INFORMATION.

3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. C.R.S. 13-80-105(3)(c).

4) NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 3 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

5) THIS DOCUMENT AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY TETRA TECH RMC FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED IN THE INSTRUMENT. THE INSTRUMENT AND THE INFORMATION HEREIN IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR IN ANY MANNER PRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT, REUSE OR MODIFICATION, OR ANY UTILIZATION IF NOT A FINISHED INSTRUMENT, WITHOUT THE PRIOR WRITTEN CONSENT OF TETRA TECH RMC. THIS SHALL BE AT THE USER'S RISK. THE USER'S AUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO TETRA TECH RMC.

6) THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON IMPLIES AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS AND DATA AS ACQUIRED DURING THIS SURVEY AND DOES NOT CONSTITUTE ANY WARRANTY OR GUARANTY EITHER EXPRESSED OR IMPLIED.

I, LEROY M. ACOSTA JR., A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO HEREBY CERTIFY TO THE CITY OF BOULDER COLORADO THAT ON JUNE 03, 2008 THIS LAND SURVEY PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A FIELD SURVEY, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THIS IS AN ACCURATE REPRESENTATION OF THAT FIELD SURVEY ON THE ABOVE DESCRIBED PROPERTY.

FOR AND ON BEHALF OF TETRA TECH
BY: LEROY M. ACOSTA JR
COLORADO PROFESSIONAL LAND SURVEYOR NO. 37943

STATE OF COLORADO)

) SS

COUNTY OF BOULDER)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK __.M.,
THIS _____ DAY OF _____, 2008, AND IS DULY RECORDED IN PLAN FILE _____

FEE PAID \$ _____

RECEPTION NO: _____

FILM NO. _____ DEPUTY _____

1900 S. SUNSET ST., SUITE 1-F
LONGMONT, CO 80501
PHONE: 303-772-5282 FAX: 303-772-7039
www.tetrattech.com

Client: CITY OF BOULDER OPEN SPACE	LAND SURVEY COMMUNITY FACILITY STRATTON
Proj. Loc.: BOULDER, COLORADO	
Project No.:	133-23363-08001
Designed By:	
Drawn By:	LMA
Checked By:	DC

LAND SURVEY PLAT
COMMUNITY FACILITY LOT SPLIT
STRATTON PARCEL

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